CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number:8-C-01-SPRelated File Number:Application Filed:7/27/2001Date of Revision:Applicant:KEN BOWMANOwner:

METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	East side Ball Camp-Byington Rd., east of Hardin Valley Rd.		
Other Parcel Info .:			
Tax ID Number:	104 19 (PART ZONED A)	Jurisdiction:	County
Size of Tract:	1.86 acres		
Accessibility:	Access is via Ball Camp-Byington Rd., a major collector street with 26' of pavement within a 110' right- of-way.		

8-C-01-RZ

GENERAL	LAND US	SE INFO	RMATION	

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Commercial developr	nent	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	I	
Neighborhood Context:	This vacant, sloping site is surrounded by residential and institutional uses that have developed under A and PR zones.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CA (General Business)
Previous Requests:	
Extension of Zone:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Low Density Residential

Requested Plan Category: Commercial

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION		
Planner In Charge:	kp	
Staff Recomm. (Abbr.):	DENY COMMERCIAL sector plan amendment.	
Staff Recomm. (Full):	A commercial designation of this site would allow CA zoning on the entire site, including the eastern portion, where slopes average approximately 12%. CA zoning would likely result in removal of existing vegetation and grading of property, impacting nearby residential development.	
Comments:	The Middlebrook Pike Corridor Study proposed low density residential use north of the church to maintain the buffer between commercial uses to the southeast along Middlebrook Pike and the residential uses to the north along Ball Camp-Byington Rd. Denial of this request does not deprive the applicant from developing the one acre of his property zoned CA.	
MPC Action:	Denied	MPC Meeting Date: 8/9/2001
Details of MPC action:		
Summary of MPC action:	DENY COMMERCIAL	
Date of MPC Approval:	Date of Denial: 8/9/2001	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?:	Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

Legislative Body: